

Message Text

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PAGE 01 BAMA KO 02677 161722Z

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ACTION AID-31

INFO OCT-01 ISO-00 AF-06 FBOE-00 A-01 /039 W

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R 161650Z JUL 75

FM AMEMBASSY BAMA KO

TO SECSTATE WASHDC 1826

UNCLAS BAMA KO 2677

AIDAC

EO 11652: N/A

SUBJ: CDO OFFICE SPACE

REF: A) BAMA KO 1536 B) STATE 153872

1. THERE ARE NO STRUCTURES AVAILABLE LARGE ENOUGH AND SUITABLE TO RENT FOR ADEQUATE CDO OFFICE SPACE IN BAMA KO.

2. A BUILDING COULD PERHAPS BE CONSTRUCTED, AND ONE LOCAL REAL ESTATE MAN HAS OFFERED TO DO SO. HE WOULD REQUIRE A 5 YEAR LEASE AT ANNUAL RENTAL OF \$24,000 PAYABLE IN ADVANCE FOR A TOTAL OF \$120,000, THUS PRESUMABLY FINANCING HIS CONSTRUCTION WITH USG FUNDS. OUR EXPERIENCE WITH THE HOUSING MARKET HERE LEADS US TO QUESTION SAFETY OF ADVANCING FUNDS AND MAKES US FEAR DEMANDS FOR ADDITIONAL ADVANCES AS COSTS RISE. LONG DELAYS ARE TO BE EXPECTED; TWO YEARS WOULD NOT SURPRISE US.

3. MOST RECENT ESTIMATE OF CONSTRUCTION COSTS FOR THE PROPOSED CHANCERY ADDITION IS \$139,000. RAPID APPROVAL WILL LIMIT FURTHER COST INCREASES. TIME FRAME FOR COMPLETION OF ADDITION IS 5 MONTHS. THE PRESENT CHANCERY IS ALREADY BURSTING AT THE SEAMS WITH THE EMBASSY STAFF AND ONLY HALF OF THE CDO PERSONNEL ON BOARD. THE TIME FACTOR IS A MAJOR CONSIDERATION.

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4. THE FOLLOWING ADDITIONAL EXPENSE WOULD HAVE TO BE

INCURRED TO PREPARE, MAINTAIN AND OPERATE A SEPARATE BUILDING:

A) TELEPHONE SYSTEM: EXTRA COST FOR EQUIPMENT AND INSTALLATION \$7,000.

B) SECURITY: ADDITIONAL BARS ON WINDOWS AND DOORS IN ADDITION TO AN EXTENSIVE LIGHTING SYSTEM \$4000.

C) SERVICES DUAL SERVICES WOULD GREATLY ADD TO OPERATING EXPENSE. ANOTHER FULL TIME AMERICAN ASSISTANT GENERAL SERVICES OFFICER WOULD BE NEEDED TO SUPERVISE AND DIRECT THE TELEPHONE OPERATOR/RECEPTIONIST, MAIL AND RECORDS SERVICES, CLEANING FORCE, MOTOR POOL ACTIVITIES, ELECTRICIANS AND OTHER PERSONNEL TO PROVIDE BUILDING MAINTENANCE. AT LEAST TWO LOCAL HIRE NIGHT WATCHMEN WOULD BE A FURTHER REQUIREMENT. COSTS OF DUAL SERVICES WOULD AMOUNT TO \$50,000 ANNUALLY. ALSO 4 EXTRA MARINE GUARDS WOULD BE REQUIRED TO PROVIDE SECURITY COVERAGE FROM 6 PM TO 8AM DURING THE WORK WEEK PLUS 24 HOURS ON WEEKENDS AND HOLIDAYS.
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